

Tundra Lodge

PUB-RR-734

August, 2005

Tundra Lodge (previously Brown County Airfield and Green Bay Structural Steel, LLC.)

**865 Lombardi Avenue
Green Bay, WI
Brown County**

76 acres

**Location: The corner of Lombardi and
and Ashland avenues, in the heart of
Green Bay.**

Take a former brownfield property, mix it with a little imagination and an old airfield and steel mill, and watch the transformation into a destination hotel boasting one of the first indoor aquatic centers in Green Bay.

History

The history of this property is rich and varied. From 1933 to 1948, the site was home to the Brown County Airport. It was purchased in 1948 by Green Bay Structural Steel, LLC. The company was involved in the repair of large tubular boilers and pressure vessels on ships arriving in the Port of Green Bay. They also fabricated tanks, dam locks and structural steel for buildings. During the Korean War, the company relied solely on the manufacturing of structural steel.

Painting done on the site from 1948 through 1965 was completed outside when weather permitted. In 1965, a painting facility was constructed separately from the fabricating steel shop. A concrete floor was not part of this new shop, though workers did lay gravel to prevent slipping. When the gravel became coated with paint, it was removed and landfilled. This went on for approximately 15 years before concrete was laid on most of the floor.



The Structural Steel site during demolition. The property also served as the Brown County Airport from 1933-1948 (photo courtesy Kristin DuFresne, DNR).

In February 2000, after clean up was completed, Prestige Realty purchased the property from Green Bay Structural Steel. In July 2002, Green Bay Structural Steel moved to Wrightstown, Wisconsin.

Investigation & Cleanup

Both the groundwater and soil were contaminated on this site, and the property also contained three leaking underground storage tanks (LUSTs). Since there had been a half century of



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painting in a specific area of the property, there were also high levels of lead contamination in the soil. A total of 1,492 tons of lead contaminated soil were removed from the site.

The soil was also contaminated with gasoline and diesel fuel, and the groundwater contained 1, 2-dichloroethane and benzene. In order to clean up the contamination, all three LUSTs were removed and more than 30 tons of contaminated soils were removed. The site was closed with a groundwater use restriction, which prevents the developer from installing a private well. This was not a problem, however, since the property uses municipal water supplies.

Redevelopment

After the cleanup was completed, developers built the Tundra Lodge, a \$23 million hotel, water park and restaurant. An estimated 140 jobs were created with this redevelopment.



The Tundra Lodge & waterpark attracts all types of tourists, including Packer fans! (photo courtesy of Michelle Stokes, DNR).

Financial, Liability, Technical Assistance

The site received a Wisconsin Department of Commerce Petroleum Environmental Cleanup Fund Award (PECFA) for \$29,871.

The Tundra Lodge is also located in the the heart of a tax increment finance (TIF) district. A TIF

uses increased tax revenue generated from the district to help pay for public improvements.

Contact

Kristin DuFresne
Project Manager
WI DNR Remediation and Redevelopment Program
(920) 492-5943

Paul Kaczrowski
Prestige Realty, Inc.
(920) 497-5005

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